

CITY OF MILPITAS

Building & Safety Department
455 E. Calaveras Blvd.
Milpitas, CA 95035
408-586-3240
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AIR CONDITIONING, REPLACEMENT

1. PERMIT INFORMATION:

- ☐ A Building Permit may be issued only to a State of California Licensed Contractor or the Homeowner.
- ☐ Building Permits may be issued to a Homeowner for construction if that Homeowner indicates the intent to do his or her own work personally. If the inspection indicates the Homeowner is unable to perform the work satisfactorily, then a licensed contractor must perform the work.
- ☐ If the Homeowner is planning to hire workers, State Law requires the Homeowner to obtain Worker's Compensation Insurance. Proof of this insurance is required prior to inspection.

2. BUILDING REQUIREMENTS

- ☐ The replacement of existing air conditioning equipment requires a mechanical permit. If the work is for installation of new equipment, a separate electrical permit must be obtained. Refer to the handout Air Conditioning, New.
- ☐ All work must comply with the 2007 Building Code Standards (Building, Electrical, Mechanical, Plumbing and Energy) and the 2008 Milpitas Municipal Code.
- ☐ Equipment must be installed in accordance with the manufacturer's requirements.
- ☐ Provide a 3" slab underneath condenser and attach unit to the slab.
- ☐ Condensate drain shall be discharged into an approved plumbing fixture via an indirect waste connection per CMC 310.1.
- ☐ Coils installed in attics or furred spaces shall have an additional watertight pan installed per UMC 310.2.
- ☐ **Smoke alarms:** When the value of the work exceeds \$1,000, smoke detectors must be installed if they do not exist as follows: in each sleeping room, at a point centrally located in the corridor or area giving access to each separate sleeping area, and on each story. In existing construction, detectors may be battery operated. See CBC Section 907.2.10 and the separate handout on Smoke Alarms for more information.
- ☐ **Spark arrester:** When the value of the work exceeds \$1,000, a spark arrester must be installed on fireplace chimneys if one does not exist per MMC Section II-3-2.06. Spark arresters shall be constructed in conformance with CBC Section 2113.9.1 or 2802.1. See separate handout on Spark Arresters for more information.

3. INSPECTION PROCEDURES

- ☐ A rough inspection shall be scheduled if any work is inside walls or ceilings and will be covered with finish materials. A final inspection should be scheduled after all work is complete. For each inspection, the Permit Card and the Approved Job Copy of the Drawings (if any) must be presented to the inspector. Permits expire 180 days after the last passed inspection.

4. QUESTIONS:

- ☐ If you have any questions regarding your project contact the Building & Safety Department at (408) 586-3240.